



## AGENDA & NOTICE OF PLANNING COMMISSION MEETING

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The Planning Commission of the City of Newport will hold a meeting at **7:00 p.m., Tuesday (because of the Monday holiday), May 29, 2012**, at the Newport City Hall, Council Chambers, 169 SW Coast Hwy., Newport, OR 97365. A copy of the meeting agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder, 541-574-0613.

The City of Newport Planning Commission reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

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### NEWPORT PLANNING COMMISSION Tuesday, May 29, 2012, 7:00 p.m. AGENDA

**A. Roll Call.**

**B. Approval of Minutes.**

1. Approval of the Planning Commission work session and regular session meeting minutes of May 14, 2012.

**C. Citizens/Public Comment.**

1. A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.

**D. Consent Calendar.**

**E. Public Hearings.**

Quasi-Judicial Actions:

1. Continued Hearing on File No. 2-ADJ-12. A request submitted by Murray M. & Nancy K. Tilson for approval of an adjustment to Section 2-3-2.005/"Required Yards" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow replacement of an existing deck with expansion into the 15-foot rear yard setback required in the R-1 district. The proposed deck would have a distance of about 7.82 feet at the narrowest point. NZO Section 2-3-2.025(B)(2) allows up to a 2-foot projection into a yard setback; therefore the request would result in a setback of 9.75 feet (a 35% adjustment). The subject property is located at 136 SE Larch St (Assessor's Map 11-11-09-BA, Tax Lot 4700). The hearing on this matter was opened on April 23, 2012; and, at the applicant's request, continued to tonight.

2. File No. 1-VAR-12. A request submitted by Vern & Paulette Bartley for approval of a variance to Section 2-3-2.015/"Garage Setback" and Section 2-3-2.005/"Required Yards" of the Newport Zoning Ordinance (NZO) (No. 1308, as amended) to allow construction of a proposed two-story two-car garage with a "0" setback at 845 SW 12<sup>th</sup> Street (Assessor's Map 11-11-08-CA, Tax Lot 8301).

**F. New Business.**

1. Presentation and discussion by Diane Henkels and Mark Saelens regarding placement of wind turbine devices for potential public wind energy facility on the Thompson Sanitary property.

**G. Unfinished Business.**

**H. Director Comments.**

**I. Adjournment.**